

ADOPTION AGENDA, HEARINGS

NOTICED HEARINGS:

ITEM-330: Sunroad at San Diego Spectrum.

Matter of approving, conditionally approving, modifying, or denying a request to amend the Progress Guide and General Plan, Kearny Mesa Community Plan, and New Century Center Master Plan, Development Standards, and Design Manual, a rezone, and a Development Agreement Amendment to allow Sunroad Centrum Partners, L.P., to construct an additional 570 dwelling units within the San Diego Spectrum project, on Planning Areas 1A, 1B, 2B, and/or 3A (998 dwelling units are currently approved at San Diego Spectrum). Sunroad's property within San Diego Spectrum (formerly General Dynamics) is located in the community of Kearny Mesa east of Kearny Villa Road, south of Lightwave Avenue, west of Paramount Drive, and north of Spectrum Center Boulevard.

(See City Manager's Report CMR-02-257. PG&GP/Kearny Mesa Community Plan/New Century Center Master Plan/Development Standards/ Design Manual/RZ/Development Agreement Amendment/41-0101. Kearny Mesa Community Plan Area. District-6.)

CITY MANAGER'S RECOMMENDATION:

Adopt the resolutions in subitems A and B; and introduce the ordinances in subitems C and D:

Subitem-A: (R-2003-142)

Adoption of a Resolution certifying that the information contained in Environmental Mitigated Negative Declaration LDR-41-0101 has been completed in compliance with the California Environmental Quality Act of 1970 (California Public Resources Code section 21000 et seq.), as amended, and the State guidelines thereto (California Code of Regulations section 15000 et seq.), that the declaration reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in the report, together with any comments received during the public review process, has been reviewed and considered by this Council in connection with the approval of Sunroad at San Diego Spectrum;

That the City Council finds that project revisions now mitigate potentially significant effects on the environment previously identified in the Initial Study

and therefore, that the Mitigated Negative Declaration is approved;

That pursuant to California Public Resources Code section 21081.6, the City Council adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the project as required by this body in order to mitigate or avoid significant effects on the environment;

That the City Clerk is directed to file a Notice of Determination [NOD] with the Clerk of the Board of Supervisors for the County of San Diego regarding the above project.

Subitem-B: (R-2003-143)

Adoption of a Resolution amending the Kearny Mesa Plan Area Community Plan contingent upon recordation of the amendment to development agreement with Sunroad Centrum Partners, L.P., LNR and other property owners, with the office of the County Recorder;

That the Council adopts an amendment to the Progress Guide and General Plan for the City of San Diego to incorporate the above amended plan.

Subitem-C: (O-2003-43)

Introduction of an Ordinance authorizing the City Manager to execute an amendment to a development agreement with Sunroad Centrum Partners, L.P.

Subitem-D: (O-2003-35)

Introduction of an Ordinance changing 8.2 acres of the San Diego Spectrum project site (formerly known as the Kearny Mesa General Dynamics property) located within the Kearny Mesa Community Plan area, in the City of San Diego, California, from the M-1B zone into the CA zone, as defined by San Diego Municipal Code section 101.0428; and repealing Ordinance No. 12342 (New Series), adopted May 31, 1978, of the ordinances of the City of San Diego insofar as the same conflicts herewith.

#### **OTHER RECOMMENDATIONS:**

Planning Commission on June 13, 2002, voted 5 - 0 to approve staff's recommendations with the following modifications:

Affordable housing requirements be increased from 10% to 20% on the 570 additional units.

Parks should be developed in closer proximity to housing.

Add criteria to the site design guidelines to strengthen, rather than just to encourage mixing, that single use areas, in particular those that are auto-oriented, are strongly discouraged unless incorporated as part of a vertically mixed use development; no opposition.

Ayes: Schultz, Garcia, Lettieri, Brown, Chase  
Not present: Anderson, Steele

The Kearny Mesa Community Planning Group on April 17, 2002, voted (13-0-1) to recommend approval of this project.

**CITY MANAGER SUPPORTING INFORMATION:**

The project area is located within the northwestern portion of the New Century Center Master Plan Area of the Kearny Mesa Community Planning Area.

**FISCAL IMPACT:**

All costs associated with the processing of this project are paid from a deposit account maintained by the applicant. The Extraordinary Benefits required through the original General Dynamics Development Agreement will continue to be assured through the amended Development Agreement.

Ewell/Christiansen/MJW

**LEGAL DESCRIPTION:**

The project area is located within the northwestern portion of the New Century Center Master Plan Area of the Kearny Mesa Community Planning Area.